

Village of Sturtevant
Planning Commission Meeting Minutes
Thursday, March 8, 2007

Regular Meeting

Members present: Steve Jansen, Kristine Beck, Tim Hastings, Fred Kobylinski, George Loumos, Mark Soine.
Absent: Gary Johnson. **Also attending:** Mark Janiuk, Mary Hanstad.

Meeting called to order by Steve Jansen at 6:00 p.m.

- **Acceptance of Prior Meeting Minutes**

Motion Kristine Beck, Second George Loumos to accept the minutes from the Regular Meeting of the Planning Commission on January 11, 2007 and the Special Meeting on January 30, 2007. Beck, aye. Hastings, abstain. Kobylinski, aye. Loumos, aye. Soine, aye. Jansen, aye. Motion carried.

- **Urban Trends Salon – 10351 Washington Avenue, Suite F: Conditional Use Permit**

Plans were submitted for a tenant build-out of Suite F in the building on the northwest corner of Hwy 20 and Renaissance Blvd. The proposed salon hours will be Mon-Sat to 8:00 p.m. Signage will need to be submitted. Only building signs are allowed per MLG.

There were concerns with who controls the lot and how are services such as mowing, snow removal, litter control and garbage pickup going to be handled. The Commission was told that the building owner, Spectrum Development, would take care of the services for all the tenants. It was noted there will be one common dumpster for all the tenants.

Motion George Loumos, Second Tim Hastings to grant conceptual and preliminary approval for conditional use to Urban Trends Salon at 10351 Washington Avenue. All ayes. Motion carried.

- **Xylon of Wisconsin, Inc. - 10351 Washington Avenue, Suites D& E: Conditional Use Permit for Marble Slab Creamery & Subway Restaurant**

Plans were submitted for a tenant build-out of Suites D and E in the building on the northwest corner of Hwy 20 and Renaissance Blvd. The two businesses have the same owner so there will be an area common to both suites. Marble Slab Creamery sells premium ice cream with fixings. The number of employees will average 3 persons, with a maximum of 7 at peak business hours. Hours will be Sun-Thurs 8am to 11pm and Fri-Sat 8am to 12am. The early hours are to benefit commuters from the nearby railway station and the late hours are to accommodate movie goers. If Marcus Theater adjusts its hours, the owner of the franchises will adjust his hours as well. Again, all litter control, refuse removal, snow plowing and mowing is strictly under the building owner's control. This space will be leased and not owned.

Motion George Loumos, Second Kristine Beck to grant conceptual and preliminary approval for conditional use to Xylon of Wisconsin, Inc. for the Subway restaurant and Marble Slab Creamery at 10351 Washington Avenue. All ayes. Motion carried.

- **Gateway Technical College – 2320 Renaissance Blvd: Parking Lot Expansion - Conceptual / Preliminary Approval**

Plans were submitted for the expansion of the GTC parking lot on the property to the south of the current GTC/CATI building in the Renaissance Park. The new lot would surround the water tower which is now owned by the Racine Water Utility. The expansion is needed due to growth and increase usage at the facility. The area will be constructed for 55 additional vehicles with landscaping and lighting matching the existing facility and MLG covenants. The lot will have concrete curbs and gutters. The existing catch basin on Renaissance Blvd can be used for storm water run-off.

The project has been before the DRC a number of times. Both the Racine Water Utility and MLG have given conditional approvals. Final plans will require stormwater calculations. It was noted that additional handicap parking will be added to slots next to the building.

Motion George Loumos, Second Tim Hastings to grant conceptual and preliminary approval to Gateway Technical College for the parking lot expansion in Renaissance Business Park. All ayes. Motion carried.

- **TNG8, LLC. – 90th Street: St. Bonaventure East Residential Subdivision - Conceptual / Preliminary Approval**

TNG8, LLC. presented plans to construct an eighteen lot subdivision along the west side of 90th Street, vacating the existing plat of St. Bonaventure East. A portion of the lands owned by the State of Wisconsin, including vacated Theopane and Valerian Avenues, will be incorporated into the subdivision. The proposed lots will be served by public sewer and water along the rear lot lines. Storm water drainage and management will be provided in an outlot to the west. A drainage easement from the State is required to convey the storm water drainage offsite. The State lands are currently zoned Institutional and will require rezoning to residential. A landscape berm will be provided in the outlot also. The common area behind the subdivision will have fractional ownership with a maintenance agreement.

Meetings have been held with the DRC concerning the project, but the Racine Water Utility has not seen the plans yet. The Village will need a developer's agreement before final approval is given. It will include stipulations that costs incurred by the Village will be passed onto the developer. Mark Janiuk is to initiate that.

Motion Tim Hastings, Second George Loumos to recommend that the Board start the rezoning process and for the Plan Commission to grant conceptual approval to TNG8, LLC. for the new St. Bonaventure East First Addition residential subdivision. All ayes. Motion carried.

- **Lydia Group Home – 10101 Durand Avenue: New Construction - Conceptual / Preliminary Approval**

Lydia Group Homes submitted plans for a new building to replace the current structure on Durand Avenue. The new building will be a one story commercial type structure which will initially be used as a group home, but will have the potential for changing to an office building at a later date. The interior will have residential and office components with the walls designed to aid in converting to office space. The 36' X 59' structure just meets the setback requirements, including the 50 ft. street setback.

Conceptually the plan looks fine. In reference to a question on moving the building toward the road, it was noted that it would take a variance from the Wis. D.O.T. Also, the building plans need to be State approved, which can be done in the Village office. Location of the dumpster needs to be defined and the building will need to adhere to the architectural standards within the Village. In addition, it was noted a demolition permit will be needed to raze the current structure.

Motion George Loumos, Second Kristine Beck to grant conceptual approval to Lydia Group Homes for the building plan as proposed and to have LGH continue to work with the DRC for further review of issues. All ayes. Motion carried.

- **Commissioners and/or Staff Discussion**

Cobble Court / Condo Development – The second condo building is in process. Heartland should be starting on the commercial buildings soon.

Spectrum Development Strip Mall – The question came up whether tenants in this building need MLG approval. The DRC is to mention to Spectrum that this needs to be checked.

Adjournment – Motion Steve Jansen, Second George Loumos to adjourn. All ayes. Motion carried. Meeting adjourned at 7:45 p.m.

Respectfully submitted,

Mark Soine

Mark Soine

Secretary of the Planning Commission